

GENERAL NOTES

1. SANDY SPRINGS LDP #: 2006-33, FULTON COUNTY LDP #: 03230LP
2. TOTAL UNITS: 101, PHASE ONE: 51 UNITS, PHASE TWO: 50 UNITS.
3. TOTAL ACREAGE: 11.38473 ACRES, PHASE ONE: 5.84646 ACRES, PHASE TWO: 5.53828 ACRES.
4. TOTAL DENSITY: 8.82 UNITS/ACRE; PHASE ONE DENSITY: 8.72 UNITS/ACRE; PHASE TWO DENSITY: 9.03 UNITS/ACRE.
5. ZONING: TR CONDITIONAL, CASE NUMBER: 2000Z-023 NFC AND 2000VC-046 NFC.
6. SETBACK INFORMATION - MIN. HEATED FLOOR AREA - 1,100 SF
FRONT YARD SETBACK - 40 FEET
SIDE YARD SETBACK - 30 FEET ADJACENT TO INTERIOR LINE:
40 FEET ADJACENT TO STREET
REAR YARD SETBACK - 35 FEET
BUILDING SEPARATIONS
FRONT TO FRONT: 50 FEET
FRONT TO REAR: 50 FEET
REAR TO REAR: 40 FEET (2000VC-0046, NFC, PART 2)
FRONT TO REAR OR SIDE: 40 FEET
SIDE TO SIDE: 20 FEET (2000VC-0046, NFC, PART 1)
7. BENCHMARK INFORMATION:
F-349 GPS SURVEY DISC LOCATED ABOUT 1 MILE EAST OF NORTHWEST CORNER OF FULTON/DEKALB COUNTY, AND ABOUT 1.6 MILES NORTHEAST OF MORGAN FALLS DAM. ELEV. = 1014.76' (NGVD 1929)
8. ALL RADII ON INTERNAL CURB INTERSECTIONS - 25 FEET.
9. DISTANCES SHOWN ON THE PLAT SHALL BE HORIZONTAL.
10. BEARINGS SHOWN ARE BASED ON GRID NORTH (WEST ZONE).
11. THE CITY OF SANDY SPRINGS AND FULTON COUNTY PERSONNEL AND/OR AGENTS SHALL HAVE FREE AND TOTAL ACCESS TO AND ACROSS ALL EASEMENTS.
12. NO MONUMENT EXISTS WITHIN 500 FEET OF BOUNDARY LINE.
13. GRAVITY FED SANITARY SEWER PROVIDED BY FULTON COUNTY.
14. OWNER / DEVELOPER
LIFESTYLE-SPALDING, INC.
5871 GLENRIDGE DRIVE, SUITE 270
ATLANTA, GEORGIA 30028
24 HOUR CONTACT:
JACK O'HANLON
(404) 252-2996 x-102
15. BUILDERS MUST FIELD VERIFY LOCATION AND INVERT OF SANITARY SEWER LATERALS PRIOR TO SETTING ANY FINISHED FLOORS TO ASSURE PROPER SERVICE.
16. BUILDERS MUST VERIFY FIELD LOCATION OF ALL STORM AND SANITARY SEWER EASEMENTS (PUBLIC & PRIVATE), FLOODPLAIN LIMITS AND BUFFERS PRIOR TO ANY CONSTRUCTION.
17. AS OF MARCH 31, 2006 TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO BURY PITS LOCATED ON THE PROPERTY. ALSO THE CONTRACTOR AND/OR DEVELOPER HAVE ADVISED WATTS & BROWNING ENGINEERS, INC. THAT THERE ARE NO BURY PITS OF WHICH THEY ARE AWARE.
18. STORM DRAINAGE AND SANITARY SEWER EASEMENTS SHOWN HEREON ARE CENTERED ON THE NATURAL DRAINAGE STRUCTURES AND PIPES ASSOCIATED WITH THE EASEMENTS. ALL STRUCTURES, LINES OR DRAINS NEAR ANY AREA OF PROPOSED LAND DISTURBANCE OR CONSTRUCTION SHOULD BY FIELD LOCATED PRIOR TO PROCEEDING. NO CONSTRUCTION SHOULD OCCUR WITHIN ANY EASEMENT AREA.
19. EASEMENT LINES ARE BROKEN OR DISCONTINUED IN MANY AREAS. THE OVERALL PATTERN OF EASEMENT LINES CONFIRM THE LOCATION OF SUCH EASEMENTS. WHERE EASEMENT LINES ARE BROKEN IN THIS FASHION, THE EASEMENT IS HEREBY IDENTIFIED TO RUN CONTINUOUSLY THROUGHOUT THE WIDTH OR DEPTH OF THE LOTS OR BLOCKS OF LOTS ON WHICH ANY PORTION OF THE EASEMENT LINE IS INDICATED. IF AN EASEMENT IS SHOWN ON ONLY ONE PORTION OF A LOT LINE IT IS HEREBY IDENTIFIED TO RUN THE ENTIRE LENGTH OF THE LOT LINE AT THE SAME EASEMENT WIDTH AND PORTION SHOWN. ALL FLOOD ZONE AREAS ARE HEREBY IDENTIFIED AS DRAINAGE EASEMENT AREAS OF VARIABLE WIDTH FOLLOWING THE FLOOD ZONE BOUNDARIES.
20. SUBSEQUENT BUILDERS AND DEVELOPERS OF INDIVIDUAL LOTS SHALL MAKE PROVISIONS TO CONDUCT LOT GENERATED SURFACE WATERS TO THE DRAINAGE FACILITIES PROVIDED BY THE DEVELOPER WITHOUT UNAUTHORIZED DISCHARGE ONTO ADJACENT PROPERTIES.
21. DETENTION FACILITIES ARE TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION AS STATED IN THE OWNERS MAINTENANCE AND INDEMNIFICATION AGREEMENT FOR DETENTION PONDS RECORDED IN DEED BOOK 43004, PAGE 140.
22. THIS SUBDIVISION IS SUBJECT TO RESTRICTIVE COVENANTS RECORDED IN DB 43227 PAGES 401 ET SEQ.
23. ALL SANITARY SEWER, STORM DRAIN PIPES AND DETENTION FACILITIES ARE PRIVATE AND SHALL BE MAINTAINED BY A MANDATORY HOMEOWNER'S ASSOCIATION.
24. COMMON AREAS TO BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION IN PERPETUITY.
25. TAX PARCEL ID# 17-0022-LL-00-462 (#910 SPALDING DRIVE).
26. AN ACCESS AND UTILITY EASEMENT RUNS CONTINUOUSLY ON ALL PRIVATE STREETS THROUGHOUT THE PROJECT, TEN FEET BEHIND THE BACK OF CURB.

STATEMENT OF SLOPE EASEMENT

THIS PLAT IS APPROVED WITH THE UNDERSTANDING THAT EASEMENT IS GRANTED THE CITY OF SANDY SPRINGS ALONG ALL ROAD FRONTAGE FOR THE PURPOSE OF SLOPING CUTS AND FILLS AS FOLLOWS:
0' TO 5' - NOT LESS THAN 3 TO 1 SLOPE
5' TO 10' DEPTH - NOT LESS THAN 2 TO 1 SLOPE

INDEMNIFICATION AGREEMENT FOR DRIVEWAYS CROSSING EASEMENTS

THE CITY OF SANDY SPRINGS AND FULTON COUNTY PERSONNEL AND/OR AGENTS SHALL HAVE FREE AND TOTAL ACCESS TO, ACROSS AND UNDER DRIVEWAYS, THAT WILL BE INSTALLED ON THESE RECORDED LOTS, FOR THE PURPOSES OF INSPECTION, REPAIR AND/OR CONSTRUCTION, AND SHALL HAVE NO RESPONSIBILITY FOR DAMAGES TO, OR THE REPAIR OF IMPROVEMENTS WITHIN SAID EASEMENT.

FULTON COUNTY HEALTH DEPARTMENT

THIS SUBDIVISION, AS SHOWN, IS APPROVED UPON THE CONDITION THAT SEWAGE DISPOSAL AND WATER SUPPLY FACILITIES ARE IN COMPLIANCE WITH ARTICLES C & D SEWAGE DISPOSAL AND DRINKING WATER SUPPLY OF FULTON COUNTY HEALTH DEPT. REGULATIONS AND ACCORDANCE WITH THE REQUIREMENTS BELOW.

WATER SUPPLY

- PUBLIC WATER SUPPLY
- INDIVIDUAL WATER SUPPLY
- SERVICE REQUIREMENTS-S/D TYPE
- TYPE "A"
- TYPE "B"

DATE 7/1/06

REVISION DATE

SEWAGE DISPOSAL

- PUBLIC SANITARY
- INDIVIDUAL ONSITE SEWAGE
- SERVICE REQUIREMENTS-S/D TYPE
- TYPE "A" □ TYPE "C"
- TYPE "B" □ TYPE "D"

DATE 7/1/06

FULTON COUNTY HEALTH DEPARTMENT

OWNERS ACKNOWLEDGMENT: (STATE OF GEORGIA) (CITY OF SANDY SPRINGS)

THE OWNER OF RECORD OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED THERETO, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, HEREBY ACKNOWLEDGES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY, DEDICATES TO FULTON COUNTY THE COMPLETE OWNERSHIP AND USE OF ALL WATER AND SEWER IMPROVEMENTS CONSTRUCTED OR TO BE CONSTRUCTED IN ACCORDANCE WITH THIS PLAT, AND DEDICATES TO THE USE OF THE PUBLIC FOREVER THE FOLLOWING:

PUBLIC STREETS 0.0 ACRES
PUBLIC DRAINAGE EASEMENTS 0.0 ACRES
PUBLIC SEWER EASEMENTS 0.86 ACRES
PUBLIC PARKS/OPEN SPACE (PRIVATE) 0.00 ACRES
PUBLIC ACCESS/PEDESTRIAN EASEMENTS 0.00 ACRES

LIFESTYLE-SPALDING, INC.

SUBDIVIDER

SAM LEVETO, PRESIDENT

DATE 8-8-06

LIFESTYLE-SPALDING, INC.

OWNER OF RECORD

SAM LEVETO, PRESIDENT

DATE 8-8-06

FINAL PLAT APPROVAL

THE DIRECTOR OF THE DEPARTMENT OF COMMUNITY DEVELOPMENT OF SANDY SPRINGS, GEORGIA, CERTIFIES THAT THIS PLAT COMPLIES WITH THE CITY OF SANDY SPRINGS ZONING ORDINANCES, CONDITIONS OF ZONING, AND THE CITY OF SANDY SPRINGS SUBDIVISION REGULATIONS AS AMENDED.

FOR THE DIRECTOR, DEPARTMENT OF COMMUNITY DEVELOPMENT

10/23/2006
DATE

NATIONAL FLOOD INSURANCE PROGRAM

FIRM FLOOD INSURANCE RATE MAP FULTON COUNTY, GEORGIA AND INCORPORATED AREAS

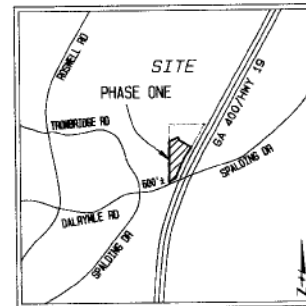
PANEL 153 OF 480

DATE: 10/22/1998

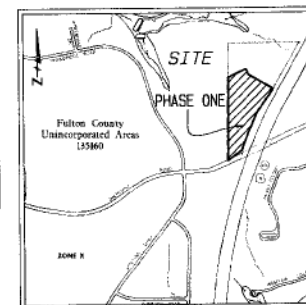
MAP NUMBER 13121C0153 E

EFFECTIVE DATE: JUNE 22, 1998

Federal Emergency Management Agency



LOCATION MAP
NTS



FLOOD MAP
NTS

WATTS & BROWNING ENGINEERS, INC. HAS EXAMINED THE F.I.A. FLOOD INSURANCE RATE MAP AND FOUND THAT THE REFERENCED PROPERTY IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARD, AS PER: FULTON COUNTY FIRM COMMUNITY PANEL NUMBER 13121C0153E; DATED JUNE 22, 1998.

BASIS OF BEARING SHOWN HEREON ARE TIED TO STATE PLANE COORDINATES AS PER FULTON COUNTY GIS MONUMENTS F349 & #9603. ALL DIMENSIONS SHOWN HEREON ARE AT GROUND LEVEL.

SPRINKLER NOTE:

ALL BUILDINGS AND DWELLING UNITS, INCLUDING NONRESIDENTIAL OCCUPANCIES, CLUB HOUSES AND STORAGE BUILDINGS, SHALL BE EQUIPPED WITH AN APPROVED AUTOMATIC SPRINKLER SYSTEM.

WATER LINE LINETYPE KEY

8"/10"DIP FIRE PROTECTION LINE

6"DIP POTABLE WATER LINE

CERTIFICATION AS TO RECORDING

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN RECORDED IN PLAT BOOK 309, PAGE 29 OF FULTON COUNTY RECORDS, ON 10/23/06.

E. HAYES
CLERK, SUPERIOR COURT
FULTON COUNTY, GEORGIA

FINAL PLAT OF
PHASE ONE
LAFAYETTE SQUARE
(FKA: OVERLOOK CLUB AT SPALDING)
(REZONED AS SPALDING/400 TOWNHOMES)
LOCATED IN
LAND LOT 22 ~ 17TH DISTRICT
CITY OF SANDY SPRINGS
FULTON COUNTY, GEORGIA



NO.	DATE	BY	DESCRIPTION
1.	07/14/06	JUT	ADDRESSED CITY COMMENTS.
2.	09/21/06	JUT	ADDRESSED CITY COMMENTS.

W&B
WATTS & BROWNING ENGINEERS, INC.
CIVIL ENGINEERS & LAND SURVEYORS
5582 PEACHTREE ROAD
ATLANTA, GEORGIA 30341-4953
PHONE: (770) 451-7453
FAX: (770) 455-3955
WWW.WBENG.COM

SCALE:	N/A
DATE SURVEYED:	03/31/03
DATE UPDATED:	N/A
SURVEYED BY:	T. GREENE
DATE DRAFTED:	02/20/06
UPDATE DRAFTED:	N/A
DRAWN BY:	J. TARATOOT
CHECKED BY:	MH
FIELD BOOK #:	2145
JOB NUMBER:	030326
FOLDER NUMBER:	030326
CODG FILE:	573-SPALDING
DISC FILE:	G:\FINALS\030326\F648
COUNTY/LL/D/S:	FULTON/22/17TH
PLAT FILE:	B
SHEET:	1 OF 5

DH-HOLDS

PLEASE NOTE THAT A CERTIFICATE OF OCCUPANCY HOLD MAY BE PLACED ON YOUR BUILDING PERMIT TO VERIFY THAT YOU HAVE COMPLIED WITH YOUR SUBMITTED SITE PLAN. A SITE INSPECTION MAY BE REQUIRED.

DH-A SITE PLAN IS REQUIRED SHOWING BUILDING AND DRIVEWAY LOCATION WITH DIMENSIONS OF THE LOT. SHOW STRUCTURES, SETBACKS, EASEMENTS, SPECIMEN TREES, BUFFERS, AND PUBLIC INFRASTRUCTURE.

DH-B SITE PLAN IS REQUIRED SHOWING EXISTING AND PROPOSED CONTOUR GRADES, EROSION CONTROL MEASURES, ITEMS IN A AND B ABOVE, A REGISTERED LICENSED PROFESSIONAL ENGINEER, LICENSED LANDSCAPE ARCHITECT OR REGISTERED SURVEYOR MUST SIGN AND SEAL THE PLANS.

DH-C SITE PLAN IS REQUIRED SHOWING MINIMUM FINISHED FLOOR ELEVATION, FLOOR ELEVATION AND CONTOUR LINE, 25 AND 100 YEAR ELEVATIONS OF THE DETENTION FACILITY, TOP OF BANK FOR STREAMS, DRAINAGE DITCH AND ITEMS FOR DH-A HOLDS AS STATED ABOVE. A FINAL ELEVATION CERTIFICATE MUST BE COMPLETED BY THE PROPERTY OWNER OR REPRESENTATIVE AND SUBMITTED TO THE COUNTY BUILDING PERMIT DIVISION AT THE TIME THE LOWEST FLOOR/FIRST FLOOR (REFERENCE LEVEL) IS ESTABLISHED. PRIOR TO FURTHER CONSTRUCTION OF THE BUILDING.

DH-D ONLY THE DIRECTOR, OR THE SPECIFIC APPOINTEE REPRESENTING THE DIRECTOR, MAY RELEASE THIS TYPE OF HOLD. A DH-D HOLD IS A GENERAL HOLD FOR A SPECIFIC PURPOSE NOT PREVIOUSLY COVERED BY THE PRECEDING EXPLANATIONS ABOVE.

DRAINAGE

THE OWNER OF RECORD, ON BEHALF OF HIMSELF (ITSELF) AND ALL SUCCESSORS IN INTEREST, SPECIFICALLY RELEASES THE CITY OF SANDY SPRINGS FROM ANY AND ALL LIABILITY AND RESPONSIBILITY FOR FLOODING OR EROSION FROM STORM DRAINS OR FROM FLOODING FROM HIGH WATER OF NATURAL CREEKS, RIVERS OR DRAINAGE FEATURES. A DRAINAGE EASEMENT IS HEREBY ESTABLISHED FOR THE SOLE PURPOSE OF PROVIDING FOR THE EMERGENCY PROTECTION OF THE FREE FLOW OF SURFACE WATERS ALONG ALL WATERCOURSES AS ESTABLISHED BY THESE REGULATIONS AND THE DIRECTOR OF THE DEPARTMENT OF PUBLIC WORKS. SAID DIRECTOR MAY CONDUCT EMERGENCY MAINTENANCE OPERATIONS WITHIN THIS EASEMENT WHERE EMERGENCY CONDITIONS EXIST. EMERGENCY MAINTENANCE SHALL BE THE REMOVAL OF TREES AND OTHER DEBRIS, EXCAVATION, FILLING AND THE LIKE, NECESSARY TO REMEDY A CONDITION, WHICH IN THE JUDGEMENT OF STAFF AND DIRECTOR, IS POTENTIALLY INJURIOUS TO LIFE, PROPERTY, OR THE PUBLIC ROAD OR UTILITY SYSTEM. SUCH EMERGENCY MAINTENANCE, CONDUCTED FOR THE COMMON GOOD, SHALL NOT BE CONSTRUED AS CONSTITUTING A CONTINUING MAINTENANCE OBLIGATION ON THE PART OF THE CITY OF SANDY SPRINGS NOR ABROGATION OF THE CITY OF SANDY SPRINGS' RIGHT TO SEEK REIMBURSEMENT FOR EXPENSES FROM THE OWNER(S) OF THE PROPERTY(IES) OR THE LANDS THAT GENERATED THE CONDITIONS.

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE OF ONE FOOT IN 160,610 FEET AND AN ANGULAR ERROR OF 01" PER ANGLE POINT, AND WAS ADJUSTED USING THE COMPASS RULE.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 249,446 FEET.

A TOPCON 313 TOTAL STATION WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.

NOTE: ABOVE GROUND UTILITY LOCATIONS WERE OBTAINED FROM FIELD OBSERVATIONS. WATTS & BROWNING HAS NOT RESEARCHED UNDERGROUND UTILITY LOCATIONS. INFORMATION SHOWN HEREON REGARDING THE EXISTENCE, SIZE, TYPE AND LOCATION OF UNDERGROUND UTILITIES IS BASED ON MARKINGS IN THE FIELD AND INFORMATION FURNISHED TO BY OTHERS AND WATTS & BROWNING ENGINEERS IS UNABLE TO CERTIFY TO THE ACCURACY OR COMPLETENESS OF THIS INFORMATION. INDICATED LOCATIONS SHOULD BE CONFIRMED IN THE FIELD WITH UTILITY COMPANIES PRIOR TO PROCEEDING WITH PLANNING, DESIGN OR CONSTRUCTION.

CENTERLINE CURVE DATA CHART

LINE	ANG	RADIUS	DELTA	CHORD	TANGENT	DEGREE OF CURVE
C1	117.52°30'	98.50'	68°25'40"	111.01'	57.19'	59°10'06"
C2	80.16°10'	200.00'	22°53'46"	75.62'	40.82'	26°38'52"
C3	70.36°11'	100.00'	40°08'33"	66.64'	36.54'	57°17'45"
C4	50.97°09'	100.00'	52°07'26"	87.07'	46.91'	57°17'45"
C5	61.61°08'	100.00'	35°17'52"	60.64'	31.82'	57°17'45"
C6	51.61°08'	100.00'	36°17'52"	60.64'	31.82'	57°17'45"

FLOOD HAZARD

THE INTERMEDIATE REGIONAL FLOOD (I.R.F.) AREAS SHOWN HEREON WERE DETERMINED BY THE PROFESSIONAL ENGINEER WHOSE STAMP AND SIGNATURE ARE AFFIXED HEREON. THE CITY OF SANDY SPRINGS DOES NOT, BY APPROVING THIS PLAT, WARRANT THEIR ACCURACY, NOR IMPLY THAT LAND OUTSIDE THE AREAS OF THE FLOOD HAZARD SHOWN, WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. FURTHER, THE CITY OF SANDY SPRINGS DOES NOT, BY APPROVING THIS PLAT NOR ACCEPTING THE PUBLIC IMPROVEMENTS THEREIN, ASSUME MAINTENANCE OF THE FLOOD CARRYING CAPACITY OF THE FLOOD AREAS OR WATERCOURSES. MAINTENANCE SHALL REMAIN THE RESPONSIBILITY OF THE OWNERS OF THE LAND UPON WHICH THEY EXIST. THE OWNER OF THE LOT OR PARCEL THAT CONTAINS A FLOOD HAZARD AREA, IS REQUIRED TO SUBMIT A SITE PLAN TO THE CITY OF SANDY SPRINGS PRIOR TO THE INITIATION OF ANY IMPROVEMENTS TO THE LOT OR PARCEL. THE SITE PLAN SHALL INCLUDE THE LOCATION AND ELEVATION OF THE I.R.F. WITHIN THE LOT OR PARCEL AND THE EXISTING AND PROPOSED IMPROVEMENTS. APPROVAL OF THE SITE PLAN BY THE CITY OF SANDY SPRINGS, IS REQUIRED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.

THE ENGINEER ASSUMES NO RESPONSIBILITY FOR STREAM MAINTENANCE. THE INTERMEDIATE REGIONAL FLOOD LEVELS THAT APPEAR ON THIS PLAT ARE PREDICATED ON THE CULVERTS, HYDRAULIC CONTROLS AND STREAMS REMAINING CLEAR OF OBSTRUCTION.

ZONING CONDITIONS

CASE # 2000Z-0023 NFC AND 2000VC-0046 NFC-FULTON COUNTY

- NO MORE THAN 101 TOTAL DWELLING UNITS AT A MAXIMUM DENSITY OF 8.87 DWELLING UNITS PER ACRE BASED ON THE TOTAL ACREAGE ZONED, WHICHEVER IS LESS.
- MINIMUM HEATED FLOOR AREA OF 1,100 SQUARE FEET.
- TO THE REVISED SITE PLAN RECEIVED BY THE DEPARTMENT OF ENVIRONMENT AND COMMUNITY DEVELOPMENT ON MAY 27, 2003. SAID SITE PLAN IS CONCEPTUAL ONLY AND MUST MEET OR EXCEED THE REQUIREMENTS OF THE ZONING RESOLUTION AND THESE CONDITIONS PRIOR TO THE APPROVAL OF A LAND DISTURBANCE PERMIT. UNLESS OTHERWISE NOTED HEREIN, COMPLIANCE WITH ALL CONDITIONS SHALL BE IN PLACE PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY.
- ALL RECREATIONAL AND OTHER AREAS WHICH MAY BE HELD IN COMMON SHALL BE MAINTAINED BY A HANDBOOK HOMEOWNERS ASSOCIATION, WHOSE PROPOSED DOCUMENTS OF INCORPORATION SHALL BE SUBMITTED TO THE DIRECTOR OF THE DEPARTMENT OF ENVIRONMENT AND COMMUNITY DEVELOPMENT FOR REVIEW AND APPROVAL PRIOR TO THE RECORDING OF THE FIRST FINAL PLAT.
- REDUCE THE 40-FOOT SIDE TO SIDE BUILDING SEPARATION TO 20 FEET. (2000VC-0046, NFC, PART 3)
- REDUCE THE 50-FOOT REAR TO REAR BUILDING SEPARATION TO 40 FEET. (2000VC-0046, NFC, PART 3)
- DELETE THE 25-FOOT UNDISTURBED BUFFER AND 10-FOOT IMPROVEMENT SETBACK FOR A DISTANCE OF 260 FEET ALONG THE WEST PROPERTY LINE TO ACCOMMODATE DRIVE IMPROVEMENTS AND CONNECTION DRIVE WITH SPALDING WOODS CLUB AND ALLOW A 6-FOOT BLACK VINYL COATED CHAIN LINK FENCE IN THE BUFFER FROM THE PROPOSED CONNECTION DRIVE GATE ALONG THE COMMON PROPERTY LINE WITH SPALDING WOODS CLUB, AS DEPICTED ON THE REVISED SITE PLAN. (2000VC-0046, NFC, PART 3)
- NO MORE THAN 1 EXIT/ENTRANCE ON SPALDING DRIVE. CURB CUT LOCATION AND ALIGNMENT ARE SUBJECT TO THE APPROVAL OF THE FULTON COUNTY TRAFFIC ENGINEER.
- EACH BUILDING (I.E. GROUP OF ATTACHED DWELLINGS) SHALL HAVE AN EXTERIOR FACADE OF A MINIMUM OF 50 PERCENT BRICK ON THE FRONT AND SIDES WITH THE REMAINING FACADE TO BE EITHER, OR A MIXTURE OF, STUCCO, STONE, OR MASONRY (HARDY PLANK OR SIMILAR) SIDING. ALL STUCCO SHALL BE "REAL" MASONRY-TYPE STUCCO AND SHALL ONLY BE USED AS A SECONDARY ACCENT MATERIAL.
- THE FIRST LAND DISTURBANCE PERMIT ISSUED SHALL ONLY BE ISSUED FOR LAND TRAFFIC IMPROVEMENTS. ALL TRAFFIC IMPROVEMENTS SHALL BE COMPLETED AND SIGNED OFF PRIOR TO THE ISSUANCE OF LAND DISTURBANCE PERMIT FOR ANY TOWNHOUSE CONSTRUCTION. SUBJECT TO THE APPROVAL OF THE DIRECTOR OF THE DEPARTMENT OF ENVIRONMENT AND COMMUNITY DEVELOPMENT.
- RESERVE FOR FULTON COUNTY ALONG THE NECESSARY PROPERTY FRONTAGE OF THE FOLLOWING ROADWAYS, PRIOR TO THE APPROVAL OF A LAND DISTURBANCE PERMIT, SUFFICIENT LAND AS NECESSARY TO PROVIDE FOR COMPLIANCE WITH THE COMPREHENSIVE PLAN. ALL BUILDING SETBACK LINES SHALL BE MEASURED FROM THE DEDICATION BUT AT NO TIME SHALL A BUILDING BE ALLOWED INSIDE THE AREA OF RESERVATION. ALL REQUIRED LANDSCAPE STRIPS AND BUFFERS SHALL STRADDLE THE RESERVATION LINE SO THAT THE RESERVATION LINE BISECTS THE REQUIRED LANDSCAPE STRIP OR BUFFER. AT A MINIMUM, 10 FEET OF THE REQUIRED LANDSCAPE STRIP OR BUFFER SHALL BE LOCATED OUTSIDE THE AREA OF RESERVATION. ALL REQUIRED TREE PLANTINGS PER ARTICLE 4.23 SHALL BE PLACED WITHIN THE PORTION OF THE LANDSCAPE STRIP OR BUFFER THAT LIES OUTSIDE THE AREA OF RESERVATION: 45 FEET FROM CENTERLINE OF SPALDING DRIVE
- DEDICATE AT NO COST TO FULTON COUNTY ALONG THE ENTIRE PROPERTY FRONTAGE, PRIOR TO THE APPROVAL OF A LAND DISTURBANCE PERMIT, SUFFICIENT LAND AS NECESSARY TO PROVIDE THE FOLLOWING RIGHTS-OF-WAY, AND DEDICATE AT NO COST TO FULTON COUNTY SUCH ADDITIONAL RIGHT-OF-WAY AS MAY BE REQUIRED TO PROVIDE AT LEAST 10.5 FEET OF RIGHT-OF-WAY FROM THE BACK OF CURB OF ALL ADJUTING ROAD IMPROVEMENTS, AS WELL AS ALL NECESSARY CONSTRUCTION EASEMENTS WHILE THE RIGHTS-OF-WAY ARE BEING IMPROVED: 30 FEET FROM CENTERLINE OF SPALDING DRIVE.
- PROVIDE A DECELERATION LANE FOR EACH PROJECT ENTRANCE OR AS MAY BE REQUIRED BY THE FULTON COUNTY TRAFFIC ENGINEER. THIS DECELERATION LANE MUST HAVE A MINIMUM OF 70 FEET OF STORAGE AND 80 FEET OF TAPER.
- PROVIDE A LEFT TURN LANE FOR EACH PROJECT ENTRANCE OR AS MAY BE REQUIRED BY THE FULTON COUNTY TRAFFIC ENGINEER. THIS LEFT TURN LANE MUST HAVE A MINIMUM OF 95 FEET OF LEFT TURN STORAGE, WITH EXIT AND APPROACH TAPERS OF AT LEAST 245 FEET.
- PROVIDE SIDEWALKS INTERNAL TO THE DEVELOPMENT AT A MINIMUM ON ONE SIDE OF ALL INTERNAL STREETS.
- EXTEND A SIDEWALK ALONG THE NORTH SIDE OF SPALDING DRIVE FROM THE GEORGIA 400 BRIDGE TO TROMBRIDGE ROAD, SUBJECT TO THE APPROVAL OF THE DIRECTOR OF THE DEPARTMENT OF ENVIRONMENT AND COMMUNITY DEVELOPMENT.

ZONING CONDITIONS (CONTINUED)

CASE # 2000Z-0023 NFC AND 2000VC-0046 NFC-FULTON COUNTY

- TO CONTACT THE DIRECTOR OF PUBLIC WORKS. PRIOR TO THE APPLICATION FOR A LAND DISTURBANCE PERMIT WITH THE DEPARTMENT OF ENVIRONMENT AND COMMUNITY DEVELOPMENT, TO MEET WITH THE FULTON COUNTY TRAFFIC ENGINEER. A SIGNED COPY OF THE RESULTS OF THESE MEETINGS WILL BE REQUIRED TO BE SUBMITTED ALONG WITH THE APPLICATION FOR A LAND DISTURBANCE PERMIT.
- PRIOR TO THE APPLICATION FOR A LAND DISTURBANCE PERMIT WITH THE DEPARTMENT OF ENVIRONMENT AND COMMUNITY DEVELOPMENT, THE DEPARTMENT OF ENVIRONMENT AND COMMUNITY DEVELOPMENT SHALL CONDUCT SITE EVALUATION OF EXISTING SPECIMEN TREES/STANDS, BUFFERS, AND TREE PROTECTION ZONES WITHIN THE PROPERTY BOUNDARIES WITH THE FULTON COUNTY TRAFFIC ENGINEER. A SIGNED COPY OF THE RESULTS OF THESE MEETINGS WILL BE REQUIRED TO BE SUBMITTED ALONG WITH THE APPLICATION FOR A LAND DISTURBANCE PERMIT.
- PRIOR TO THE APPLICATION FOR A LAND DISTURBANCE PERMIT (LDP) WITH THE DEPARTMENT OF ENVIRONMENT AND COMMUNITY DEVELOPMENT, THE DEVELOPER/ENGINEER SHALL CONTACT THE PUBLIC WORKS DEPARTMENT, WATER ENGINEER ON-SITE.
- THE ENGINEER/DEVELOPER IS REQUIRED TO SUBMIT ALONG WITH THE APPLICATION FOR A LAND DISTURBANCE PERMIT (LDP), SIGNED DOCUMENTATION VERIFYING THE STORM WATER CONCEPT PLAN APPROVAL.
- PROVIDE AT THE LDP APPROVAL DOCUMENTATION (SUCH AS CROSS-SECTION, PROFILE, ETC.) DESCRIBING ALL EXISTING NATURAL STREAMS, CREEKS, OR DRAWS GEOMETRY, WITHIN THE PROPOSED DEVELOPMENT BOUNDARY AND PROVIDE THE APPROPRIATE BANK EROSION PROTECTION FOR THE CONVEYANCE SYSTEM AFTER DEVELOPMENT.
- THE DEVELOPER/ENGINEER IS RESPONSIBLE TO DEMONSTRATE TO THE COUNTY BY ENGINEERING ANALYSIS AT THE LAND DISTURBANCE PERMIT APPLICATION THAT THE DISCHARGE RATE AND VELOCITY OF THE STORM WATER RUNOFF LEAVING THE SITE SHALL BE RESTRAINED TO 75 PERCENT OF THE PRE-DEVELOPMENT CONDITIONS FOR THE 1-YEAR STORM UP TO AND INCLUDING THE 10-YEAR STORM FREQUENCY EVENT.
- PRIOR TO THE APPLICATION FOR A LAND DISTURBANCE PERMIT, THE DEVELOPER/ENGINEER SHALL SUBMIT TO THE DEPARTMENT OF PUBLIC WORKS, SURFACE WATER MANAGEMENT SECTION, A PROJECT STORM WATER CONCEPT PLAN. THIS CONCEPT PLAN SHALL INCLUDE A PRELIMINARY DRAWING DESCRIBING THE PROPOSED LOCATION OF THE PROJECT SURFACE WATER QUALITY AND QUANTITY FACILITIES/BEST MANAGEMENT PRACTICES (BMPs). THE EXISTING DOWNSTREAM OFF-SITE DRAINAGE CONVEYANCE SYSTEM THAT THE PROPOSED DEVELOPMENT FROM THE RUNOFF WILL IMPACT AND THE DISCHARGE PATH(S) FROM THE RUNOFF FACILITIES/BMP'S OUTLET(S) THROUGH THE OFFSITE DRAINAGE SYSTEM TO THE APPROPRIATE RECEIVING WATERS. AS PART OF THE CONCEPT PLAN, A PRELIMINARY CAPACITY ANALYSIS SHALL BE PERFORMED ON THE IDENTIFIED OFFSITE DRAINAGE SYSTEM TO IDENTIFY THE CAPACITY OF ALL POINTS OF CONSTRAINT (PIPES, CULVERTS, ETC.). THE POINT IN THE STREAM CHANNEL WHERE THE 25 YEAR STORM PEAK FLOW IS THE GREATEST PERCENTAGE OF THE CHANNEL CAPACITY, AND THE IMPACT OF POST DEVELOPED FLOWS ON THESE POINTS. THE CRITICAL CAPACITY POINTS SHALL BE SELECTED BASED UPON THE ENGINEERS' PROFESSIONAL JUDGMENT AND LIMITED FIELD SURVEY DATA.
- THE DEVELOPER/ENGINEER IS RESPONSIBLE TO CONCEPTUALLY DESCRIBE TO THE COUNTY AT THE STORM WATER CONCEPT PLAN APPROVAL PHASE POST DEVELOPMENT STRUCTURAL BEST MANAGEMENT PRACTICES (BMP'S) TO BE UTILIZED TO REDUCE SURFACE WATER POLLUTION IMPACT ASSOCIATED WITH THE PROPOSED DEVELOPMENT. THE DETAILED ENGINEERING ANALYSIS AND SPECIFICATIONS OF BMP'S SHALL BE INCLUDED AS A PART OF THE LDP STORM WATER SUBMITTAL.
- WHERE STORM WATER CURRENTLY DRAINS BY SHEET FLOW AND IT IS PROPOSED TO BE COLLECTED TO AND/OR DISCHARGED AT A POINT, THE DISCHARGE FROM ANY STORM WATER MANAGEMENT FACILITY SHALL IMITIC PRE-DEVELOPMENT SHEET FLOW CONDITIONS AND SHALL AS A MINIMUM UTILIZE A LEVEL SPREADER AS DESCRIBED IN "FULTON COUNTY STORM WATER MANAGEMENT STORM DRAINAGE DESIGN AND CRITERIA MANUAL, DECEMBER 2000".
- AT THE CONCEPT REVIEW STAGE, PROVIDE INFORMATION ON THE STRUCTURAL BEST MANAGEMENT PRACTICES (BMP'S) THAT WILL BE USED TO REMOVE POLLUTANTS SUCH AS ORGANIC MATTER, OIL AND GREASE FROM PARKING LOT SURFACE WATER RUNOFF LEAVING THE SITE. AN ASSESSMENT OR THE USE OF ADSORPTIVE FILTER CATCH BASIN INSERTS SHALL BE PROVIDED, AND SELECTED BMP'S SHALL BE DESCRIBED AND LOCATED ON THE STORM WATER CONCEPT PLAN.
- IF DETENTION IS PROVIDED UNDERGROUND, THE UNDERGROUND DETENTION FACILITY OUTLET CONTROL STRUCTURE SHALL BE INSPECTED, PHOTOGRAPHED, AND CLEANED MONTHLY BY THE OWNER.
- THE OWNER SHALL BE RESPONSIBLE TO SEE THAT AN ANNUAL OPERATION AND MAINTENANCE REPORT FOR THE DETENTION FACILITIES IS PREPARED BY A LICENSED DESIGN PROFESSIONAL AND SUBMITTED TO THE FULTON COUNTY DEPARTMENT OF PUBLIC WORKS. THE ANNUAL REPORT SHALL INCLUDE DOCUMENTATION OF ALL (MONTHLY) INSPECTIONS, AS WELL AS AN OPERATIONAL ASSESSMENT OF THE FACILITIES INDICATING THAT THEY DO, OR DO NOT FUNCTION AS INTENDED/DESIGNED AND IF NOT, A DESCRIPTION OF THE SPECIFIC ACTIONS NECESSARY TO MAKE THEM FUNCTION AS INTENDED/DESIGNED.

CERTIFICATION AS TO RECORDING

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN RECORDED IN PLAT BOOK 309, PAGE 32 OF FULTON COUNTY RECORDS, ON OCTOBER 24 2006.

E. M. Adams
CLERK, SUPERIOR COURT
FULTON COUNTY, GEORGIA

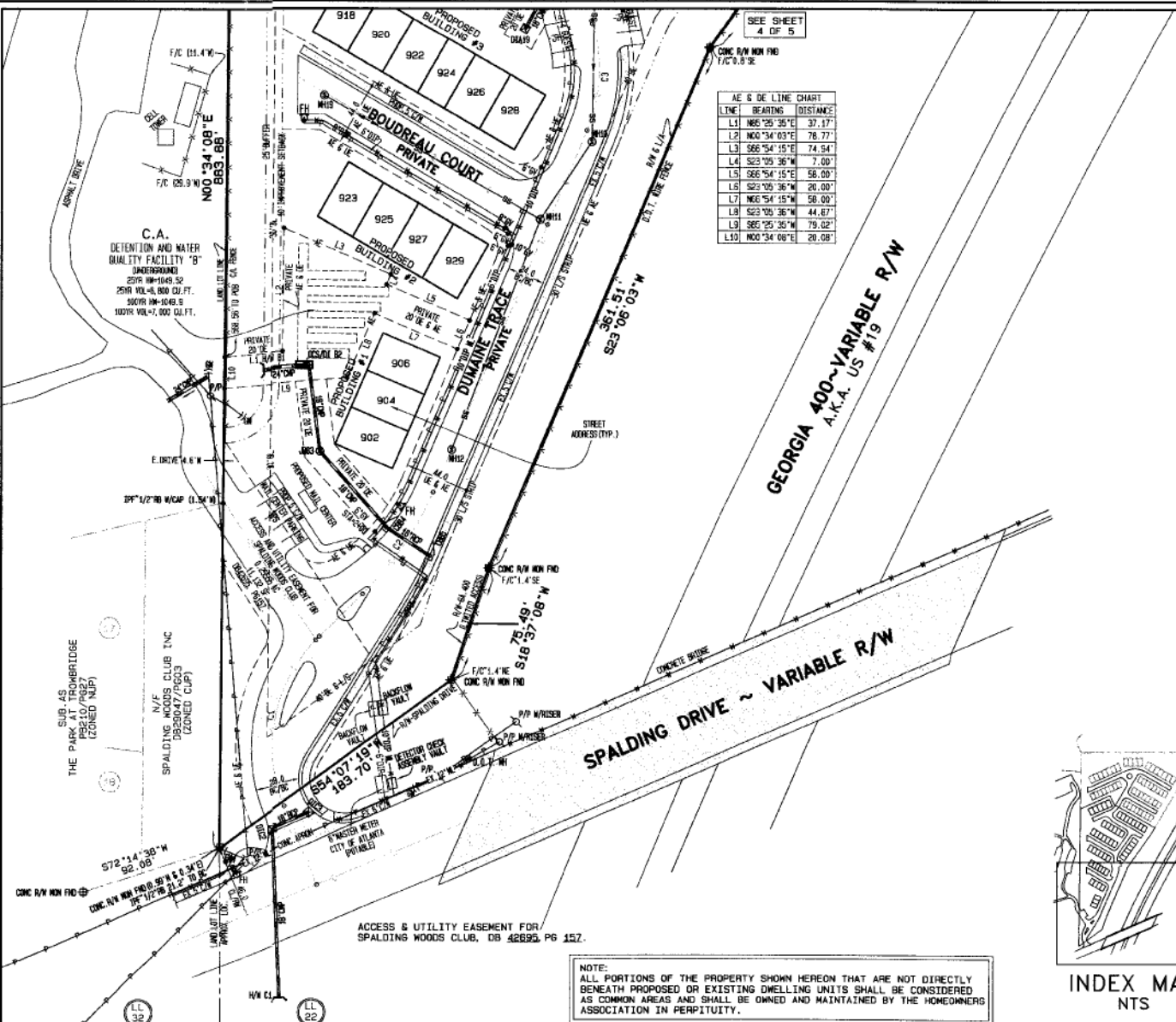
FINAL PLAT OF
PHASE ONE
LAFAYETTE SQUARE
(FKA: OVERLOOK CLUB AT SPALDING)
(REZONED AS SPALDING/400 TOWNHOMES)
LOCATED IN
LAND LOT 22 ~ 17TH DISTRICT
CITY OF SANDY SPRINGS
FULTON COUNTY, GEORGIA



NO.	DATE	BY	DESCRIPTION
1.	07/14/06	JUT	ADDRESSED CITY COMMENTS.
2.	09/21/06	JUT	ADDRESSED CITY COMMENTS.

W&B
WATTS & BROWNING ENGINEERS, INC.
CIVIL ENGINEERS & LAND SURVEYORS
5582 PEACHTREE ROAD
ATLANTA, GEORGIA 30341-4953
PHONE: (770) 451-7453
FAX: (770) 455-3950
WWW.WBENG.COM

SCALE:	N/A
DATE SURVEYED:	03/31/03
DATE UPDATED:	N/A
SURVEYED BY:	T. GREENE
DATE DRAFTED:	02/20/06
UPDATE DRAFTED:	N/A
DRAWN BY:	J. TARATOOT
CHECKED BY:	ME
FIELD BOOK #:	2145
JOB NUMBER:	030306
FOLDER NUMBER:	030306
CADD FILE:	573-SPALDING
DISC FILE:	G:\V\NLS\030306P\030306P
COUNTY/LL/D/S:	FULTON/22/17TH
PLAT FILE:	8
SHEET:	2 OF 5



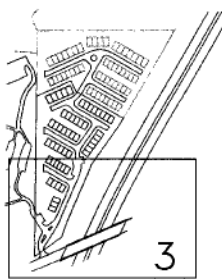
SEE SHEET 4 OF 5

AE & DE LINE CHART

LINE	BEARING	DISTANCE
L1	N85°25'36"E	37.17'
L2	N00°34'03"E	76.77'
L3	S66°54'15"E	74.54'
L4	S23°05'36"W	7.00'
L5	S66°54'15"E	58.00'
L6	S23°05'36"W	20.00'
L7	N66°54'15"W	58.00'
L8	S23°05'36"W	44.67'
L9	S66°25'36"W	79.02'
L10	N00°34'08"E	20.08'

LEGEND

A	ARC	L/A	LIMIT OF ACCESS
AC	ACRE (S)	L/L	LENGTH OF CHORD
AE	ACCESS EASEMENT	L/L	LAND LOT LINE
AGLC	ATLANTA GAS LIGHT COMPANY	L/P	LAMP POST/LIGHT POLE
ASP	ASPHALT	L/S	LANDSCAPED AREA
BB	BOTTOM OF BANK	MFE	MINIMUM FLOOR ELEVATION
BC	BACK OF CURB	MFN	METROMEDIA FIBRE NETWORK
B/C	BUILDING CORNER	MH	MANHOLE
BD	BUILDING SETBACK LINE	MN	MONITORING WELL
BM	BENCHMARK	N/C	NAIL IN CAP
BPF	BLUE PIN FLAG	NF	NAIL FOUND
BPM	BLUE PAINT MARK	N/F	NOW OR FORMERLY
BS	BOTTOM OF SLOPE	OC	OUTLET CONTROL STRUCTURE
BSO	BELLSOUTH TELEPHONE CO.	OPF	ORANGE PIN FLAG
BSOCH	BELLSOUTH CABLE MARKER	OPM	ORANGE PAINT MARK
BT	BOTTOM OF WALL	OT	OPEN TOP PIPE
B/W	BARBED WIRE	P	POWER LINE
CB	CATCH BASIN	PB	PLAT BOOK
CT	CURB INLET	P/B	POWER BOX
CL	CENTERLINE	PS	PAGE (S)
C/L	CHAIN LINK	PTV	POST INDICATOR VALVE
CMF	CONCRETE MONUMENT FOUND	PL	PROPERTY LINE
CMP	CORRUGATED METAL PIPE	PDB	POINT OF BEGINNING
CO	CLEANOUT	POC	POINT OF COMMENCING
COM	COMMUNICATION	PM	POWER METER
CT	CRIMPED TOP PIPE	P/P	POWER POLE
CTV	CABLE TELEVISION	PS	PARKING SPACE (S)
C/W	CONCRETE WALK	PVC	POLYVINYLCHLORIDE PIPE
DB	DEED BOOK	R	RADIUS
DE	DRAINAGE EASEMENT	(R)	CURVE TO THE RIGHT
DI	DROP INLET	RB	RE-BAR
DIP	DUCTILE IRON PIPE	RCP	REINFORCED CONCRETE PIPE
DNR	DEPT. OF NATURAL RESOURCES	RPF	RED PIN FLAG
DNRMS	DNR MONUMENT SET	RP	RED PAINT MARK
EB	ELECTRIC BOX	RR	RAILROAD
EMC	ELECTRIC MEMBERSHIP CORP.	R/T	RETAINING
EP	EDGE OF PAVEMENT	R/W	RIGHT OF WAY
FC	FACE OF CURB	SF	SQUARE FEET
F/C	FENCE CORNER	S/P	SERVICE POLE
FDC	FIRE DEPARTMENT CONNECTION	SM	SOLID ROD
FS	FINISHED FLOOR ELEVATION	SS	SANITARY SEWER
PH	FIRE HYDRANT	SSE	SANITARY SEWER EASEMENT
F/L	FENCE LINE	S/W	SIDEWALK
F/L	FENCE LINE	T	TELEPHONE LINE
F/L	FENCE LINE	T/B	TELEPHONE BOX
F/P	FLAG POLE	TBM	TEMPORARY BENCHMARK
FLMP	FLAG MARKER POST	T/C	TOP OF CURB
GN	GAS METER	T/P	TELEPHONE POLE
GN	GAS METER	TP	TOP OF PAVEMENT
GFC	GEORGIA POWER COMPANY	TRANS	TRANSMISSION
GV	GUY VALVE	T/S	TRAFFIC SIGNAL
GM	GUY WIRE	TSI	TRAFFIC SIGN
H/C	HIGH VOLTAGE POWER POLE	TW	TOP OF WALL
HVP/P	HIGH VOLTAGE POWER POLE	TW	TEST WELL
HW	HIGH WATER	U/G	UNDERGROUND
HW	HIGH WATER	VB	VALVE BOX
ICV	IRRIGATION CONTROL VALVE	VMP	VALVE MARKER POST
INV	INVERT	W	WATER LINE
IRP	IRON PIN FOUND	WF	WETLAND FLAG
IRP	IRON PIN FOUND	WM	WATER METER
JRP	INTERMEDIATE REGIONAL FLOOD	WV	WATER VALVE
JB	JUNCTION BOX	Y/P	YELLOW PIN FLAG
(L)	CURVE TO THE LEFT	YPM	YELLOW PAINT MARK



CERTIFICATION AS TO RECORDING

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN RECORDED IN PLAT BOOK 309 PAGE 31 OF FULTON COUNTY RECORDS, ON OCTOBER 24 2006.

C. J. Jones
CLERK, SUPERIOR COURT
FULTON COUNTY, GEORGIA

GRAPHIC SCALE



NOTE:
ALL PORTIONS OF THE PROPERTY SHOWN HEREON THAT ARE NOT DIRECTLY BENEATH PROPOSED OR EXISTING DWELLING UNITS SHALL BE CONSIDERED AS COMMON AREAS AND SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION IN PERPETUITY.

FINAL PLAT OF
PHASE ONE
LAFAYETTE SQUARE
(FKA: OVERLOOK CLUB AT SPALDING)
(REZONED AS SPALDING/400 TOWNHOMES)
LOCATED IN
LAND LOT 22 ~ 17TH DISTRICT
CITY OF SANDY SPRINGS
FULTON COUNTY, GEORGIA



REVISIONS

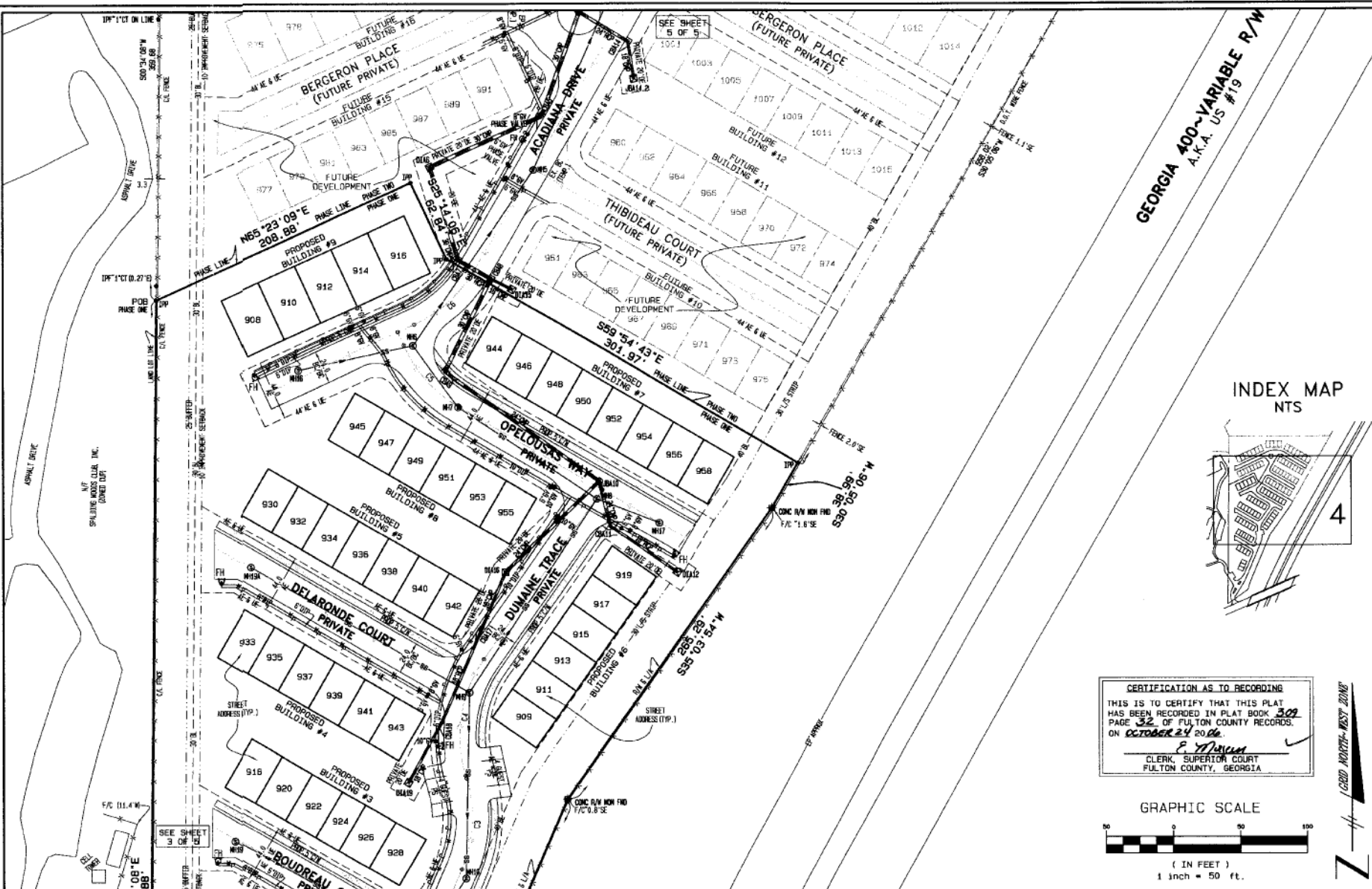
NO.	DATE	BY	DESCRIPTION
1.	07/14/06	JUT	ADDRESSED CITY COMMENTS.
2.	09/21/06	JUT	ADDRESSED CITY COMMENTS.

W&B

WATTS & BROWNING ENGINEERS, INC.
CIVIL ENGINEERS & LAND SURVEYORS
5562 PEACHTREE ROAD
ATLANTA, GEORGIA 30341-4953
PHONE: (770) 451-7433
FAX: (770) 450-3536
WWW.WBENG.COM

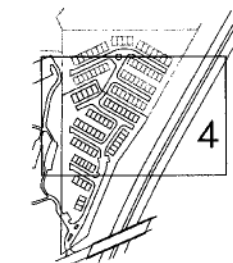
SCALE: 1" = 50'

DATE SURVEYED:	03/31/03
DATE UPDATED:	N/A
SURVEYED BY:	T. GREENE
DATE DRAFTED:	02/20/06
UPDATE DRAFTED:	N/A
DRAWN BY:	J. TARATOOT
CHECKED BY:	MH
FIELD BOOK #:	2145
JOB NUMBER:	030326
FOLDER NUMBER:	030326
COORD FILE:	573-SPALDING
DISC FILE:	G:\FINALS\030326\F648
COUNTY/ALL/VS:	FULTON/22/17TH
PLAT FILE:	B
SHEET:	3 OF 5

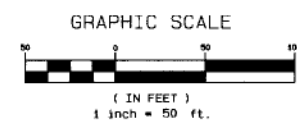


GEORGIA 400-VARIABLE R/W
A.K.A. US #19

INDEX MAP
NTS



CERTIFICATION AS TO RECORDING
THIS IS TO CERTIFY THAT THIS PLAT
HAS BEEN RECORDED IN PLAT BOOK 309
PAGE 32 OF FULTON COUNTY RECORDS.
ON OCTOBER 24 2006
P. Wilson
CLERK, SUPERIOR COURT
FULTON COUNTY, GEORGIA



**FINAL PLAT OF
PHASE ONE
LAFAYETTE SQUARE**
(FKA: OVERLOOK CLUB AT SPALDING)
(REZONED AS SPALDING/400 TOWNHOMES)
LOCATED IN
**LAND LOT 22 ~ 17TH DISTRICT
CITY OF SANDY SPRINGS
FULTON COUNTY, GEORGIA**



NO.	DATE	BY	DESCRIPTION
1.	07/14/06	JUT	ADDRESSED CITY COMMENTS.
2.	09/21/06	JUT	ADDRESSED CITY COMMENTS.

W&B
WATTS & BROWNING ENGINEERS, INC.
CIVIL ENGINEERS & LAND SURVEYORS
5582 PEACHTREE ROAD
ATLANTA, GEORGIA 30341-4953
PHONE: (770) 451-7453
FAX: (770) 455-3955
WWW.WBENG.COM

SCALE:	1" = 50'
DATE SURVEYED:	03/31/03
DATE UPDATED:	N/A
SURVEYED BY:	T. GREENE
DATE DRAFTED:	02/20/06
UPDATE DRAFTED:	N/A
DRAWN BY:	J. TARATOOT
CHECKED BY:	ME
FIELD BOOK #:	2145
JOB NUMBER:	030326
FOLDER NUMBER:	030326
CORO FILE:	573-SPALDING
DTSC FILE:	R:\FINALS\030326\FBAB
COUNTY/LL/D/S:	FULTON/22/17TH
PLAT FILE:	B
SHEET:	4 OF 5